



FELLS

NEW FOREST PROPERTY

21 Orchard Close

Ringwood

Offers Over £600,000



21 Orchard Close

RINGWOOD, Ringwood

A spacious recently remodelled and extended four bedroom detached bungalow | Versatile and tastefully decorated accommodation with a contemporary edge | Open plan kitchen/dining room/family room | 80ft rear garden | Custom built home office/studio | Master bedroom with en-suite.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Conveniently located for access to the town centre.
- Open Plan Living
- Large 80ft Rear Garden
- Custom Home Office/Studio
- Master Bedroom With En-Suite And Walk In Wardrobe
- Recently Extended And Refurbished Throughout
- Planning Permission Granted To Extend Into The Roof To Create A Large Master Bedroom Suite With Walk In Wardrobe And En-Suite
- Within Ringwood Academy School Catchment



Entrance Hall

PVCu framed double glazed entrance door from the driveway leads directly into a spacious L-shaped entrance hallway. Oak effect laminate flooring. Access to part boarded and insulated attic space, where the Vaillant Combination central heating/hot water boiler is situated. Attractive white panelled cottage style doors lead to all rooms.

Kitchen/Family Room

In the family area, a chimney breast houses a coal/flame effect gas fire. Bi-folding doors provide access to a full width decked patio. In the dining area, ample space for a dining table and chairs, whilst the kitchen features an island/breakfast bar. Oak effect worktop with dark grey cupboard and drawers beneath. Around the perimeter of the kitchen are further oak effect worktops with brick tiled splashbacks. Inset composite one and half bowl sink with casement window above overlooking the rear garden. Integrated Bosch dishwasher. Dark grey cupboard and drawer base units, including a bin /recycling store. Contrasting wall hung kitchen cabinets. Space for a refrigerator. Tall shelved cupboards to either side. Integrated gas hob with externally venting extractor above and clear glass back stand. Integrated fan assisted electric oven/grill. Oak effect laminate flooring.



Storage Room/Utility Room

Formerly the attached garage. Double opening multi-pane doors from the driveway. Space and plumbing for a washing machine with shelving above. Wall mounted MK consumer unit.

Master Bedroom

A double bedroom with front aspect PVCu double glazed windows, one of which is a casement window the other with a top opener. Door to Dressing Room with plentiful clothes hanging space and clothing storage compartments. Bi-fold door leads to the en-suite.



En-Suite Shower Room

Fully tiled corner quadrant shower cubicle. Thermostatic shower valve. Adjacent vanity unit with cupboard beneath and offset tap. Tempered glass shelf and mirror above. Close coupled wc. Heated towel rail. Extractor fan. Tiled floor.

Bedroom Two

A double bedroom with side aspect PVCu framed casement window. Wall to wall fitted wardrobes with sliding doors.

Bedroom Three

A double bedroom with PVCu framed double glazed side aspect window.

Bedroom Four

A small double size bedroom, currently re-purposed as a study. Rear garden aspect window. Cat 5 hardwired internet connection, with a feed into the adjoining family room.

Family Bathroom

Fully tiled corner shower cubicle with glazed screen doors and end panel with thermostatic shower valve. Vanity unit with a double cupboard beneath. Back lit led mirror above. Panelled bath with a shower attachment. Close coupled wc. Heated towel rail. Built in shelved linen cupboard. PVCu framed obscured double glazed window. Extractor fan.





FRONT GARDEN

The property is well set back and is approached over a loose gravel driveway, with a hammerhead, providing plentiful off road parking, adjacent to the driveway the front garden is mainly laid to lawn with established borders of ground cover shrubs and ornamental trees. A side pathway secured by a timber screen gate leads into the rear garden.

REAR GARDEN

The rear garden, approximately 80ft in depth comprises of a full width decked patio leading onto an expanse of lawn bounded by raised sleeper edged borders stocked with flowers and shrubs, and where there is also a sited a pergola and a secondary decked area. A block paved offset pathway leads to a block paved apron at the bottom of the garden where there is a substantially built Home Office/Studio (19' 2" x 15' 1"). Approached via sliding double glazed patio doors, oak effect laminate flooring. Fitted pine effect laminated worktop with an integrated fridge and two adjacent shelved storage cupboards. Cloakroom: Macerator wc and vanity unit. Further deep walk in storage cupboard. Hardwired internet connection. Adjacent to the home office/studio is sited a timber garden shed and an aluminium framed green house. There is also a useful storage area immediately behind the home office.

ON DRIVE

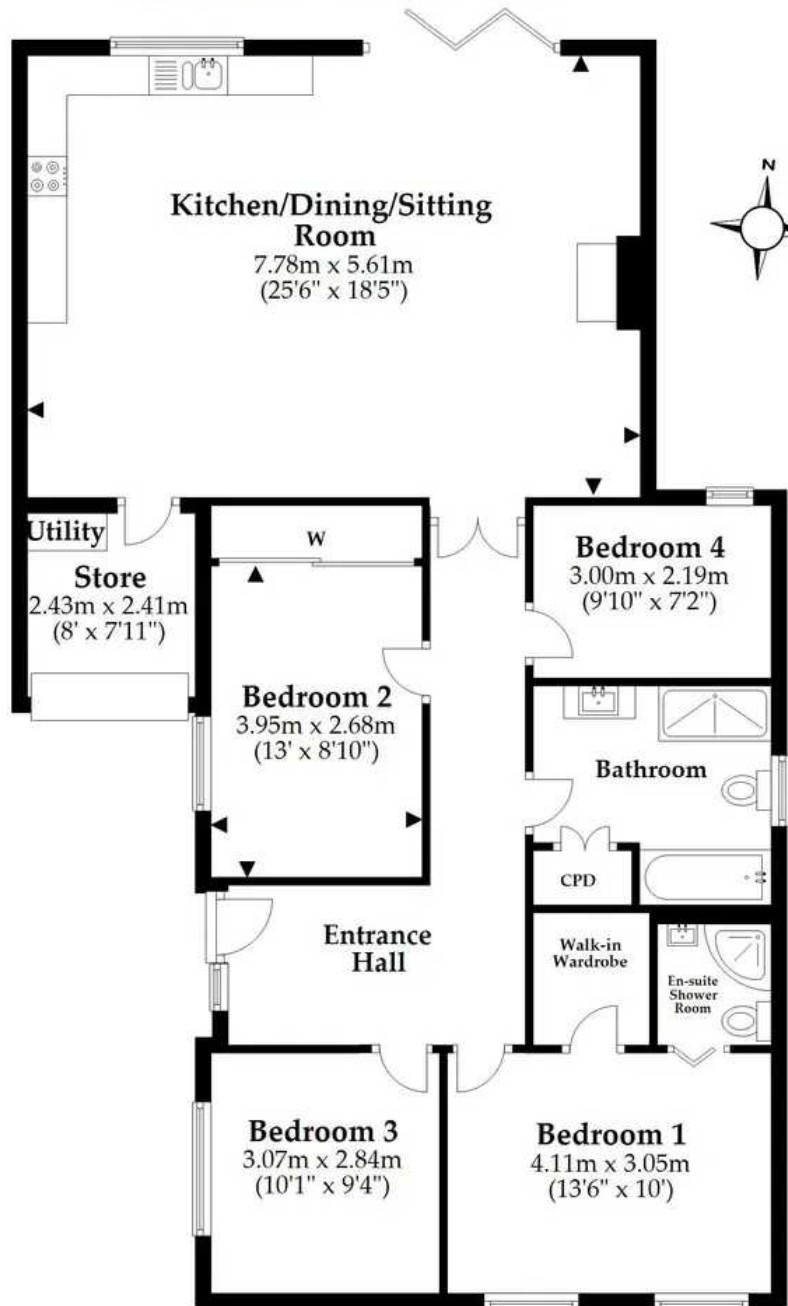
6 Parking Spaces





Ground Floor

Approx. 120.8 sq. metres (1300.5 sq. feet)



Outbuilding

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 147.5 sq. metres (1588.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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